



December 7, 2006

ACTION AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Sprague
Invocation Deanne Hall
Pledge of Allegiance Brett McGuire
Quorum Chairman Sprague

Quorum present with 100% of members present.

Approval of Minutes for November 16, 2006 Chairman Sprague

Commissioner McGuire moved to approve the minutes of November 16, 2006. Commissioner Atkins seconded. Motion carried 5 – 0.

Reading of the Agenda Director Browning

Approval of the Agenda Chairman Sprague

Commissioner Thompson moved to approve the Agenda as presented. Commissioner Hall seconded. Motion carried 5 - 0.

Old Business

Rezoning Staff

1. Commissioner Atkins asked that rules of procedure be developed for the Planning Commission. Staff stated they would work with the county attorney in this endeavor.

2. **RZ 06-10-04**, Rezone Tax Map 078B Parcel 0511; Tax Map 079 Parcels 039, 040, 041, 042, 043, 044, and 045; and that portion within Columbia County of three parcels listed in Richmond County as Tax Map 022-0-010-02-0, 022-0-025-00-0, and 022-0-010-08-0, for a combined acreage of 31.75 acres located on Flowing Wells Road, Pleasant Home Road, and Windom Josey Trail, from R-2 and M-1 to C-2. *Commission District 2.*

Commissioner Hall made the motion to table RZ06-10-04 until the December 21, 2006 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 - 0.

New Business

Final Plat Staff

Preliminary Plat Staff

3. **Riverwood West Revision**, General Woods Parkway, Zoned PUD, 181 lots and 38 units, 112 acres, *Commission District 3.*

4. **Bartram Trail VI**, off of Columbia Road, Zoned PUD, 29 lots, 17.08 acres, *Commission District 3.*

5. **Connor Place**, off of Old Evans Road, Zoned T-R, 76 units, 10.46 acres, *Commission District 2.*

Commissioner McGuire made the motion to approve the preliminary plats for Riverwood West Revision, Bartram Trail VI, and Connor Place and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.



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Rezoning..... Staff

6. **RZ 06-12-01**, Rezone Tax Map 073A Parcel 158, 0.41 acre located at 303 South Belair Road from R-2 to P-1. *Commission District 3.*
Commissioner Atkins made the motion to approve RZ06-12-01 and to include departmental conditions and close the public hearing. Commissioner Hall seconded. Motion carried 5 - 0.
7. **RZ 06-12-02**, Rezone Tax Map 072B Parcel 128, 0.43 acre located at 4567 Cox Road from R-2 to P-1. *Commission District 3.*
Commissioner Thompson made the motion to approve RZ06-12-02 and to include departmental conditions and close the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.
8. **RZ 06-12-03**, Rezone Tax Map 079 Parcel 046, 1.42 acres located at 102 Windom Josey Trail from R-2 to C-2. *Commission District 2.*
Commissioner Hall made the motion to table RZ06-12-03 until the December 21, 2006 planning commission meeting and leave open the public hearing. Commissioner Thompson seconded. Motion carried 5 - 0.
9. **RZ 06-12-04**, County-Initiated Rezoning of Various Properties, 51 parcels on Hardy McManus and Three J Road with a combined acreage of approximately 400 acres from M-2 to R-1, *Commission District 1.*
Commissioner McGuire made the motion to table RZ06-12-04 until the December 21, 2006 planning commission meeting and to leave open the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.
10. **RZ 06-12-05**, Rezone a portion of Tax Map 051 Parcel 003, 17 acres located on Chamblin Road from R-A to S-1. *Commission District 3.*
Commissioner Atkins made the motion to approve RZ06-12-05 and to include departmental conditions and close the public hearing. Chairman Sprague seconded. Motion carried 5 - 0.
11. **RZ 06-12-06**, Rezone Tax Map 067 Parcel 017, 61.8 acres located at 4935 Hereford Farm Road from R-1 to R-2 RCO. *Commission District 3.*
Commissioner Hall made the motion to table RZ06-12-06 until the December 21, 2006 planning commission meeting and to leave open the public hearing. Commissioner Atkins seconded. Motion carried 5 - 0.
12. **RZ05-06-07 (Revision)**, Request to amend the condition of zoning to allow a reduced front setback from 55 feet to 40 feet, Section 90-53, Front Setback, for Lots 17 through 20, Tax Map 072 Parcel 156E, 8.47 acres located on Gibbs Road. *Commission District 3.*
Commissioner Hall made the motion to approve the revision to RZ05-06-07 to allow a reduced front setback from 55 feet to 40 feet and to include all previous departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.
13. **RZ03-02-06 (Revision)**, Revision to PUD plan for University Hospital property, Belair Road at Town Park Drive.
Commissioner McGuire made the motion to approve the revision to RZ03-02-06 and to include departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.

Variation..... Staff

14. **VA06-12-01**, Request for a variation from Section 90-96(c)(5) pertaining to overhead doors in the Evans Town Center Overlay District, Tax Map 072A Parcel 117, 0.41 acres located on Washington Road. *Commission District 3.*



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Commission Hall made the motion to approve VA06-12-01 and to include departmental conditions. Commissioner Thompson seconded. Motion carried 5 - 0.

Items Added to the Agenda

Final Plat..... Staff

15. Ashbrooke IV, off of Chamblin Road, Zoned R-2 RCO, 50 lots, 13.71 acres, *Commission District 3.*

Commissioner McGuire made the motion to approve the final plat for Ashbrooke VI and to include all departmental conditions. Commissioner Atkins seconded. Motion carried 5 - 0.

Staff Comments Staff

Public Comments..... Chairman Sprague

Adjourn Chairman Sprague

Meeting Adjourned at 9:23

| Columbia County Planning Commission | |
|---------------------------------------|------------------------------|
| Commission District and Commissioners | Planning Commissioner |
| Ron C. Cross, Chairman | Brett McGuire |
| District 1 [Stephen Brown] | Tom Sprague, Chairman |
| District 2 [Tommy Mercer] | Dean Thompson |
| District 3 [Diane Ford] | Deanne Hall, Vice-chairwoman |
| District 4 [Lee Anderson] | Tony Atkins |

Meeting Schedule: December 2006

| Board/Commission | Date | Time | Location |
|---|--|--------------------|---|
| Board of Commissioners | December 5, 2006 | 6:30 PM | Evans Government Center Auditorium |
| Planning Commission | December 7, 2006 | 6:30 PM | Evans Government Center Auditorium |
| Planning and Engineering Services Committee | December 18, 2006 | 3:30 PM | Evans Government Center Auditorium |
| Board of Commissioners | December 19, 2006 CANCELLED | 6:30 PM | Evans Government Center Auditorium |
| Planning Commission | December 21, 2006 | 6:30 PM | Evans Government Center Auditorium |

Rezoning and variance items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, December 19, 2006** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, December 15, 2006 to place their name on the agenda for presentation.